



City of Santa Clara

**PLANNING COMMISSION
MEETING AGENDA**

Wednesday, April 10, 2013 – 7:00 P.M.

*** CLIMATE ACTION PLAN OPEN HOUSE 5:00 P.M. to 6:00 P.M.***

**CITY COUNCIL CHAMBERS
1500 Warburton Avenue
Santa Clara, CA 95050**

Please refer to the Planning Commission Procedural Items coversheet
for information on all procedural matters.

OPEN HOUSE – 5:00 P.M. TO 6:00 P.M.

Introduction of the proposed City of Santa Clara Climate Action Plan (CAP). Staff and representatives from Pacific Municipal Consultants (PMC) will be present to give information and answer questions related to the CAP.

ITEMS FOR COUNCIL ACTION

The following items from this Planning Commission agenda will be scheduled for Council review following the conclusion of hearings and recommendations by the Planning Commission. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items will not necessarily be heard on the date the minutes from this meeting are forwarded to the Council. Please contact the Planning Division office for information on the schedule of hearings for these items:

- **Item 8.C. File No.(s): CEQ2012-01146/PLN2012-09224/PLN2008-06880, Address: 2200 Lawson Lane – Rezoning/DA Amendment No. 1**

1. PLEDGE OF ALLEGIANCE and STATEMENT OF VALUES

2. ROLL CALL

3. DISTRIBUTION OF AGENDA AND STAFF REPORTS

Copies of current agendas and staff reports for each of the items on the agenda are available from the Planning Division office on the Friday afternoon preceding the meeting and are available at the Commission meeting at the time of the hearing.

4. DECLARATION OF COMMISSION PROCEDURES

5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

- A. Withdrawals
- B. Continuances without a hearing
- C. Exceptions (requests for agenda items to be taken out of order)

6. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

Members of the public may briefly address the Commission on any item not on the agenda.

- Presentation on the Climate Action Plan by Jeff Henderson of Pacific Municipal Consultants (PMC)

7. CONSENT CALENDAR

Consent Calendar items may be enacted, approved or adopted, based upon the findings prepared and provided in the written staff report, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Planning Commission, staff, the applicant or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Planning Commission meeting when the Chair calls for these requests during the Consent Calendar review. Items listed on the Consent Calendar with associated file numbers constitute Public Hearing items.

7.A. Planning Commission Minutes of March 13, 2013

*****END OF CONSENT CALENDAR*****

8. PUBLIC HEARING ITEMS

- 8.A. File No.(s):** **PLN2013-09654**
Address/APN: 2499 Homestead Road, a 3.6 acre parcel located at the northeast corner of Homestead Road and San Tomas Expressway and zoned Public, Quasi-Public and Public Park or Recreation (B); APN: 290-37-058
Applicant: Sal Caruso
Owner: First Presbyterian Church
Request: **Use Permit** to allow educational classrooms for a private school with K-12 students in addition to the existing assembly use (church)
CEQA Determination: Previously Adopted Mitigated Negative Declaration
Project Planner: Shaun Lacey, Assistant Planner II
Staff Recommendation: **Approve**, subject to conditions
- 8.B. File No.(s):** **PLN2013-09613**
Address/APN: 3705 El Camino Real a 4.47 acre parcels on the north side of El Camino Real; APN: 213-34-010
Applicant: Lucas Tvrdik/Save Mart Supermarkets
Owner: Pero and Anka Margaretic
Request: **Use Permit** to allow a portable recycling facility as an ancillary use to an existing commercially-zoned property
CEQA Determination: Categorical Exemption per Section 153011, Class 11 Accessory Structures
Project Planner: Shaun Lacey, Assistant Planner II
Staff Recommendation: **Approve**, subject to conditions
- 8.C. File No.(s):** **CEQ2012-01146 / PLN2012-09224 / PLN2008-06880**
Address/APN: 2200 Lawson Lane, two parcels totaling 16.04 acres at the northeast intersection of San Tomas Expressway and Central Expressway (APN: 224-44-015 & 023); properties are zoned PD (Planned Development)
Applicant/Owner: Sobrato Development Companies No. 70
Request: **Adopt Mitigated Negative Declaration, Rezone** from PD (Planned Development) to PD to amend a previously approved office campus development project to add 97,800 square feet of office area and 17,158 square feet

CEQA Determination:
Project Planner:
Staff Recommendation:

of commons/amenity space, resulting in a total square footage of 638,958, on the Lawson Lane West Campus site, and approval of a 4:1,000 parking ratio; and Approval of Amendment No.1 to the Development Agreement allowing the additional proposed development

Mitigated Negative Declaration
Debby Fernandez, Associate Planner
Approve, subject to conditions

8.D. File No.(s):
Address/APN:

PLN2012-09562

1793 Lafayette Street Unit 200, a .77 acre parcel, located on Lafayette Street between Reed Street and Civic Center Drive, (APN: 224-29-021)

Applicant:
Owner:
Request:

Paco and Lindsay Dietz
Scott Cooley

Use Permit to allow tattoo studio and art gallery in a 1,880 square foot tenant space in an existing multi-tenant industrial building

CEQA Determination:

Categorical Exemption per Section 15301, Class I Existing Facilities

Project Planner:

Debby Fernandez, Associate Planner

Staff Recommendation:

Approve, subject to conditions

9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

i. Announcements/Other Items

ii. Report of the Director of Planning and Inspection

- City Council Action

iii. Commission/Board Liaison and Committee Reports

- Architectural Committee: Commissioners Stattenfield and Costa
- Station Area Plan: Commissioner Champeny
- General Plan sub-Committee: Commissioners Champeny and Ikezi

iv. Commission Activities

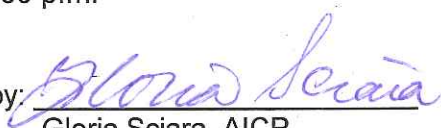
- Commissioner Travel and Training Reports

v. Upcoming agenda items

10. ADJOURNMENT

Adjourn. The next regular Planning Commission meeting will be held on Wednesday, May 1, 2013, at 7:00 p.m.

Prepared by:


Gloria Sciarra, AICP
Development Review Officer

Approved by:


Kevin L. Riley
Director of Planning & Inspection